



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

PO Box 120, Windham, New Hampshire 03087

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www.WindhamNewHampshire.com

Zoning Board of Adjustment Public Hearing Notice

July 28, 2015

7:30 pm @ Community Development Office

Lot 17-J-104, Case # 21-2015

Applicant: Joseph Maynard/ Benchmark Engineering, Inc.

Owner: Roberts Family Trust

Location: 15 Rocky Ridge Road

Zone: Residence A – Cobbetts Pond & Canobie Lake Watershed Protection District (CPCLWPD)

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to raze the existing dwelling and allow the construction of a new dwelling.

Section 401 to allow an increase in the extent of the non-conforming use or structure.

Section 406.2 to allow an increase in volume from 10,900 cu. ft. to 12,600 cu. ft. and an increase in footprint from 984 sq. ft. to 1,220 sq. ft.

Section 702, App. A-1 to allow frontage of 50 ft. where 175 ft. is required, lot area of 6,856 sq. ft. where 50,000 sq. ft. is required, to allow side setbacks of 9 ft. & 4 ft. where 30 ft. is required, rear (lake) setback of 12 ft. where 50 ft. is required and front setback of 26 ft. where 50 ft. is required.

Lot 17-I-111C, Case #22-2015

Applicant: Joseph Maynard, Benchmark Engineering, Inc.

Owner: David & Linda Latta

Location: 23 Walkey Road

Zone: Residential A & Cobbetts Pond & Canobie Lake Watershed Protection (CPCLWPD) & Wetland & Watershed Protection District (WWPD).

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is needed to raze the existing structure and to allow construction of a new dwelling.

Section 401 to allow an increase in the extent of the non-conforming use or structure.

Section 406.2 to allow an increase in volume from 7,215 cu. ft. to 28,062 cu. ft. and an increase in footprint from 962 sq. ft. to 1,330 sq. ft.

Section 601.3 to allow a dwelling to be constructed in the WWPD.

Section 601.4.6 to allow a septic system to be 50 ft. from the WWPD where 100 ft. is required.

Section 601.4.8 to allow the construction of the dwelling without a special permit from the Planning Board.

Section 601.4.8.3 to not require evidence that the WWPD disturbance is the minimum possible.

Section 601.4.8.4 to not require WWPD markers

Section 616.6.4.1 to allow a driveway within the 75 ft. buffer.

Section 616.8 to allow some of the 100 ft. buffer to be disturbed.

Section 616.9 to the septic system to be 50 ft. from hydric-B soil where 75 ft. is required.

Section 702, App. A-1 to allow frontage of 70 ft. where 175 ft. is required, lot area of 4,650 sq. ft. where 50,000 sq. ft. is required, to allow side setback of 9 ft. where 30 ft. is required, and front setback of 26 ft. where 50 ft. is required and a rear setback of 5 ft. where 30 ft. is required.

Lot 11-C-13, Case# 25-2015

Applicant – Edward Herbert Assoc., Inc.

Owner – Indian Rock Realty, LLC

Location – 91 Indian Rock Road

Zone – Business Commercial A, Wetland & Watershed Protection District (WWPD) and Cobbetts Pond and Canobie Lake Watershed Protection District (CPCLWPD).

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is needed to allow a decrease in landscape buffer on the property lines from 20 ft. to 5 ft.

Section 702, App. A-1 note 14

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday, 8 AM – 4 PM.